

## STAFF REPORT

**Case Number:** 13-ZA-02  
**Request:** Rezone to Planned Development No. 96  
**Address:** 1521 Royal Lane  
**Lot Size:** 5.02 Acres  
**Petitioner:** BAM Riverside Park LP

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### Existing Conditions:

The site is situated approximately 1,800 feet west of the northwest corner the Luna Road/Royal Lane intersection. Currently the site is part of Planned Development No. 60 (PD-60). This PD was originally designed to serve as a zoning district for professional office land uses. Residential land uses are not allowed in PD-60.

To the east is Planned Development No. 96. This PD was established in 2011 by Lincoln Properties in order to develop the Water's Edge apartment community. Currently Phase One of this project is under construction and will contain 281 dwelling units. Upon completion, Water's Edge will contain 600 dwelling units distributed over 40 acres.

To the south of the site is Royal Lane, a major east/west arterial street serving the north Dallas area. South of Royal Lane is the Luna Vista (formerly called LB Houston) municipal golf course.

To the west of the property is the Elm Fork of the Trinity River. Approximately 1,000 feet west of the site is the mixed use residential community known as La Villita. La Villita is located within the City of Irving.

Along the north edge of the property is Colinas Crossing Lake. In addition to its aesthetic value as recreational open space, this small lake serves a reservoir and flood control device. An extensive trail system has been partially built along the eastern shoreline of the lake.

### Site Design:

The applicant proposes the development of a new apartment community on this tract. This proposed community will be comparable to the new Waters Edge development located immediately east of the site. For this reason, the applicant has requested to expand the boundaries of PD-96 to include this 5 acre site. Rezoning this tract from PD-60 to PD-96 will allow the applicant to develop its proposed multi-family project.

In their analysis of this area, the applicant concluded that the demand for additional non-residential development, both office and retail, was not strong enough to pursue construction. Their research, however, did point out that multi-family development, was highly marketable at this location.

## **General Information**

This zoning amendment request includes a Conceptual Site Plan for the creation of approximately 154 dwelling units within the 5 acre tract. These 154 units would be developed in one phase.

The proposed apartment building will be four (4) stories and approximately 60 feet in height. The majority of the dwelling units (151) will be either 1 or 2 bedroom apartments. Only a few 3 bedroom apartments (3 units) will be provided within the project.

The main building will have an exterior facades containing approximately 75% masonry material. This masonry material will vary on each façade, combining stone and brick. Special accent elements such as balconies, metal roof accents, and window treatment will also be included in the exterior design of the primary building. All exterior HVAC equipment will be mounted on the roofs, and screened from view. Most of the dwelling units (90%) will contain either an outdoor private patio or balcony.

The large apartment building will include enclosed garages. Approximately 44 individual garages will be provided within the primary building. In addition, 7 detached garages (containing 42 total spaces) are proposed along the western portion of the site. This represents approximately 55% of the required parking for this project.

The leasing office will contain special community amenities such as exercise rooms, community rooms, and internet work stations. In addition, outdoor amenities include a swimming pool and two landscaped interior courtyards with outdoor entertainment areas.

In addition to these building amenities, the project includes several other outdoor amenities. For example, a fenced dog park is proposed along the northern edge of the project. In addition, the entire northwestern edge of the site is adjacent to the 100 year floodplain and is designated to remain as passive open space. Along the shoreline of Colinas Crossing Lake the applicant is proposing to extend the approximate 10' wide concrete walking trail. The applicant has also agreed to provide additional improvements along this section of the trail (park benches, dog stations, etc.).

## **Parking**

The development proposes to provide approximately 263 parking spaces. The City is requiring only 209 spaces.

As mentioned earlier in this report, the applicant is proposing to develop 86 garaged parking spaces. In addition, the applicant is proposing to construct 140 traditional surface parking spaces throughout the development. Included in this number of surface parking spaces are 37 "tandem" parking spaces. Tandem parking spaces are located immediately in front of the assigned garaged

parking spaces. These tandem parking spaces allow residents with two cars to park both cars “back to back” in close proximity of one another. The combination of garaged and traditional surface parking spaces totaled 263 spaces, thus significantly exceeding the PD-96 requirement of 209 spaces.

The majority of the parking spaces will be within a gated area to provide more security for the tenants.

### **Open Space**

The proposed Conceptual Site Plan contains approximately 30% of natural and landscaped open space. Much of this land is located in the floodway adjacent to Colinas Crossing Lake. No buildings or significant man-made improvements can be placed within this restricted flood area. However, the applicant proposes to add a new extension of the Colinas Crossing Trail system in this restricted development area. New pedestrian pathways from the new residential community will also be constructed to connect to the proposed trail system along the shore line.

In addition to this natural open space area, the applicant proposes to create more common open space within the new community. This common space will include a network of 5’ wide sidewalks that connect the building and parking areas.

### **Landscaping**

In order to create an inviting outdoor environment throughout the proposed residential community, the applicant has proposed an extensive Conceptual Landscape Plan. This Conceptual Landscape Plan includes the installation of new canopy trees throughout the project. All large trees will be at least 3’ in caliper at the time of installation. All ornamental trees shall be at least 8’ in height at the time of installation. These new trees will provide needed shade within the common open space areas as well as the parking lots and building area. An extensive landscape buffer of new shrubs and trees is planned along the Royal Lane frontage. In addition to the extensive landscape buffer along Royal and Luna, the applicant is proposing a 4’ to 6’ decorative metal fence be installed eastern property line and the Royal Lane frontage.

### **Special Exceptions**

Although the proposed development meets most of the design requirements of Planned Development No. 96 (PD-96), the applicant is requesting a few Special Exceptions for this project. These Special Exceptions are as follows:

**Special Exception #1-** PD-96 requires all surface parking to be located to the rear of the property, behind the building, or screened from view. Due to the shape and floodplain constraints of the lot and the use of a single 4 story building, the applicant is requesting the ability to place approximately 43 surface parking and 17 tandem parking spaces between the building and Royal

Lane. This front parking area will be screened with evergreen landscaping and a decorative metal fence with masonry columns.

**Special Exception #2-** PD-96 requires the all exterior façade contain no more than 20% stucco. The applicant is proposing 21-25% stucco for the primary building. All proposed exterior facades of the primary building will meet the 75% brick and stone requirement. The applicant, however, is proposing 70-75% stucco for the seven detached garage structures located towards the rear of site. (See Garage Elevations).

City Staff is supportive of these abovementioned Special Exceptions.

### **Comprehensive Plan:**

The 2003 West Side Plan, the Comprehensive Plan update for the western portion of the City, designated this area as a future Employment District and Open Space. In this 2003 Plan residential development was limited to north side of Colinas Crossing Lake (PD-81). In addition, the West Side Plan specified that no more than 5,000 additional dwelling units should be permitted west of Stemmons Freeway (US 35East). Most of these future residential units were designated to be developed within the Urban Center area of the proposed Mercer Crossing development. To date, approximately 1,862 dwelling units have been built or approved for development on the West Side.

Although this proposed development is not consistent with the 2003 West Side Plan, the economic climate within North Texas has drastically changed in the last 9 years. The demand for large professional Employment Centers has substantially decreased, and the need for quality multi-family communities continues to grow. Based on these current economic conditions, and the quality of the proposed Conceptual Site Plan, City Staff is in support of this request.

### **Thoroughfare Plan:**

Royal Lane is currently a 4 lane divided boulevard. The City has no plans to expand or improve this roadway at this time. The applicant proposes to modify the median along the eastbound lanes to create a left-turn into the main entry into the community.

City Staff is in support of this street improvement to Royal Lane.

### **Public Response:**

Three (3) Zoning Notification Letters were mailed to the surrounding property owners on May 1, 2014. Three Zoning Notification Signs were also placed on the site. As of May 8<sup>th</sup>, no letters of support or opposition has been received by the City on this project. (See Summary of Mailed Notices).